



Fairmead, Epsom Road, Leatherhead, Surrey, KT22 8ST

Available 25 May 2024

£1,200 pcm

Fairmead, Epsom Road, Leatherhead, Surrey, KT22 8ST

- AVAILABLE 25 MAY
- UNFURNISHED
- SPACIOUS ONE BEDROOM GROUND FLOOR FLAT
- WITHIN WALKING DISTANCE OF TOWN AND STATION
- SITTING ROOM WITH CONSERVATORY
- GAS CENTRAL HEATING
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- COMMUNAL GARDENS
- ALLOCATED PARKING
- ACCESS VIA AUTOMATIC GATES



1-3 Church Street, Leatherhead
Surrey, KT22 8DN

Tel 01372 360444

lettings@patrickgardner.com

www.patrickgardner.com

THE PROPERTY

Spacious one bedroom ground floor apartment located within walking distance of Leatherhead town centre and main line station. With fitted kitchen and integrated appliances, sitting room with small conservatory leading to communal gardens and secure parking accessed via automatic gates

FRONT DOOR TO HALLWAY

DOORS TO:

KITCHEN

Well fitted with a range of white base and wall units and with electric hob, double oven, fridge and freezer, slim line dishwasher and washer/dryer

SITTING ROOM

With TV and BT points. Double doors to:

SMALL CONSERVATORY/ DINING AREA

With double doors to communal gardens

DOUBLE BEDROOM

With TV and BT points and large fitted wardrobe

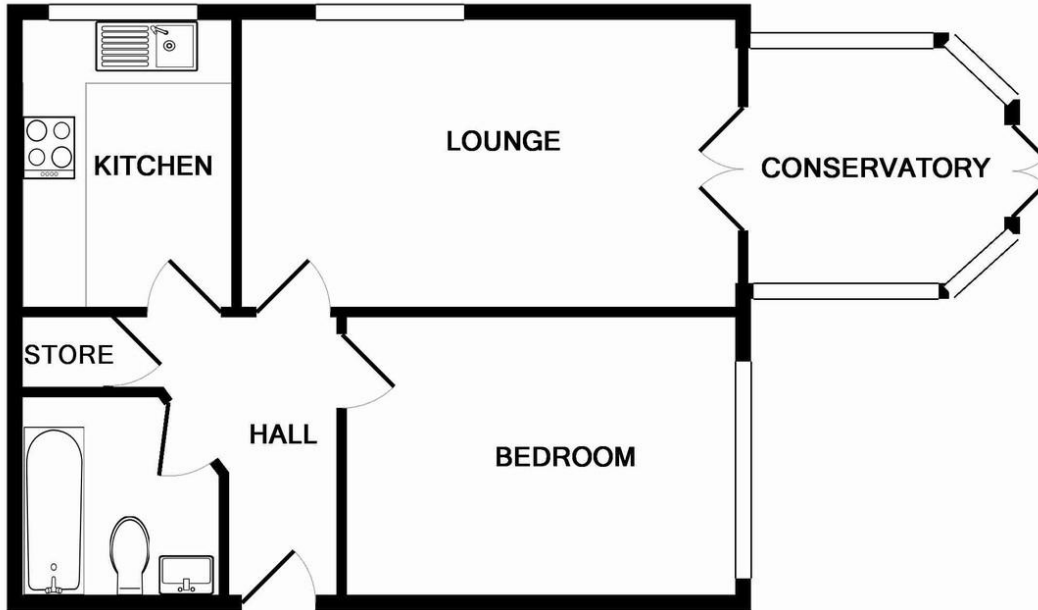
SECURE PARKING

Accessed via automatic gates

Council Tax Band D

EPC Band C





TOTAL APPROX. FLOOR AREA 44.6 SQ.M. (481 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2009

INFORMATION FOR TENANTS

Holding Deposit

We require one weeks' rental, payable by bank transfer as a holding deposit to secure a property. Once we have received your holding deposit, current legislation stipulates that the necessary paperwork should be completed by all parties within 15 days or such longer period as might be agreed.

Should your offer be agreed and you decide to proceed with a tenancy we require:

A refundable holding deposit of one weeks' rent at the beginning of negotiations. This amount will be deducted from your first months' rent prior to the commencement of the tenancy. Please be aware that should you withdraw from the negotiations, or be unable to provide suitable references this amount is **non-refundable**. Please further note that until this initial amount is paid the property may continue to be offered for rental.

References

We use the referencing company, Rightmove Tenant Services. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

Rent

Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

Deposit

A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

Inventory and schedule of condition

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the Landlord.